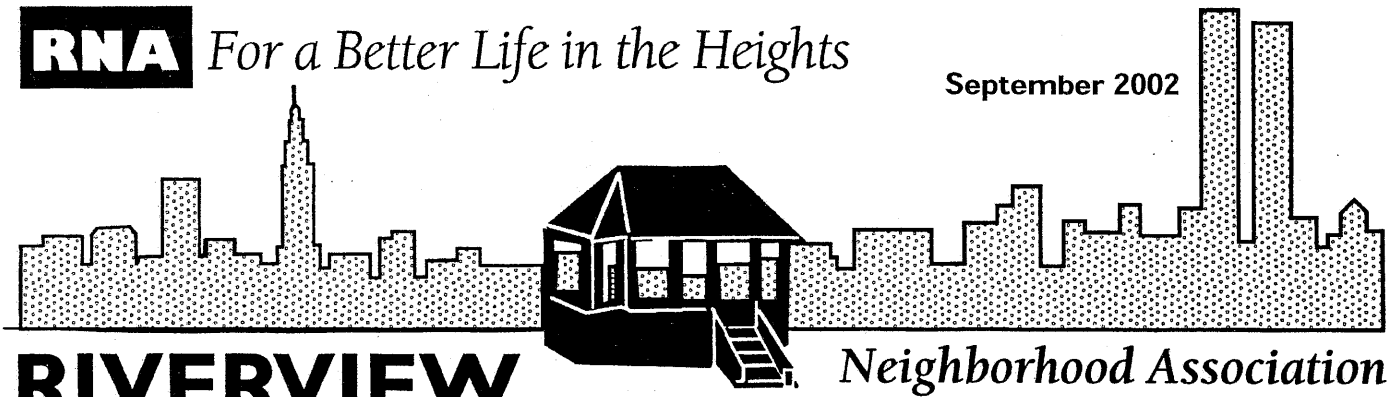
RNA *For a Better Life in the Heights*

September 2002



# RIVERVIEW *Neighborhood Association*

469 Palisade Avenue, Jersey City, NJ 07307(201) 386-9481

RNA IS NOT AFFILIATED WITH ANY POLITICAL PARTY, ORGANIZATION or ELECTED OFFICIAL

## UPDATE: CLIFF-SIDE PROJECT

On August 26th the second meeting was held to discuss the proposed plans for the rehabilitation of the Kovan's Boiler/bookbindery building at 100 Paterson Plank Road. In attendance was the developer - **Manhattan Building Company** (MBC), the architectural firm - **Park Ave. Design Group**, Hoboken (PADG), the **Jersey City Planning Department** and community representatives from RNA.

The discussion centered around the two major concerns of the community: traffic flows and the variances being requested from the **Palisade Preservation Overlay District** (PPOD):

a)The proposed southerly building entrance at Mountain Road, Hope Street and Paterson Plank Rd is confusing, impractical and highly dangerous. To have the public's cars entering and exiting the building along with tenant's cars exiting at the intersection of three streets, and to have the lower section of Mountain Rd become a two way street does not work.

b) The northerly entrance/exit on the curve of Mountain Road requires a traffic signal. With the addition of a traffic signal, safety would not be an issue. It was suggested that all the building's traffic use this entrance/exit and that the southerly end be pedestrian access only.

c) PADG's proposed traffic flows did not take into

*continued on page 3*

## COMING EVENTS

### TUESDAY, SEPTEMBER 10th

**RNA MEETING:** 7:15 PM

Location: Harbor View Health Care Center

**AGENDA:**

1) Cliff- Side Project
2) Fall Activities
3) Police & NID Reports

**GUEST SPEAKER**
**at RNA'S OCTOBER MEETING will be**
**Mayor Glenn Cunningham**

## GATEWAY TOWERS

[*The following press release was distributed by the **Hudson County Alliance, Inc.** (HCA) after the Superior Court ruled in favor of the project's developer against the Alliance, the **City of Jersey City** and the **City Council of Hoboken**. On August 21, 2002, the Court dismissed several of the Alliance's counts and the entire complaints of Jersey City and Hoboken.*]

The Hudson County Alliance is disappointed by **Judge D'Italia**'s decision today dismissing the counts against the Hoboken Zoning Board of Adjustment and the Hoboken Construction official but welcomes the opportunity for the case to continue based on problems with the project's sewage approval granted by the North Hudson Sewerage Authority," stated **Eric Volpe**, President of the HCA after Wednesday's hearing.

The HCA, Jersey City and the Hoboken City Council are considering appealing the Judge's ruling on the other counts. The Judge did acknowledge that Jersey City was not given proper notice of Hoboken Zoning Board hearings but ruled that the lawsuit was not filed within the 45-day time period designated by law.

*continued on page 3*

## RNA'S FALL ACTIVITIES

It's time once again to organize our annual fall and winter activities for the community. As usual, RNA will schedule a **Fall Clean-up**, including the placement of two City dumpsters in the neighborhood for the removal of large residential garbage. This year, RNA has decided to dedicate its clean-up efforts to **Holland Street**, as part of the community's campaign to preserve this cobblestoned road.

At the September 10th meeting, RNA will also be scheduling dates for the annual **Harbor View Party** for our senior neighbors, the **Holiday Food and Toy Drive, Xmas Carolling** and **Park Pavilion Lighting** and the **RNA Holiday Party**.

We are looking for volunteers to help organize these events. Come to the September 10th meeting to sign up for one or more of these wonderful activities. Or call **Maria**, at **(201) 659-2245**.

## 9/11 MEMORIAL for RIVERVIEW -FISK PARK

In August, RNA participated in a city-wide meeting to discuss the type of neighborhood memorials that would be dedicated to last year's World Trade Center tragedy. The effort is being organized by mayoral aide **Sonia Schulman** of the **9-11 Memorial Committee of Jersey City**.

RNA has reached out to the community to coordinate a consensus for a fitting memorial. RNA has submitted a proposal that includes the design, size and materials to be used for a pedestal style memorial with a plaque attached that would be installed on the Park's cliff side.

RNA will meet with the Committee to discuss this important project.The following text is the proposed dedication for the plaque:

***On the morning of September 11, 2001 the World Trade Center's Twin Towers were destroyed by a terrorist attack.***

***This memorial honors those whose lives were lost and those whose courage that day cannot be measured.***

***They will live forever in the hearts of all of us in the Heights who, looking out from this Palisade cliff, bore unwilling witness to their sacrifice.***

## Holland Street Historic Designation

Due to a last minute agenda change by the Jersey City Historic Commission, Holland Street was not voted on in August for recommendation to the Municipal Land Use Register. The new date is: **September 16 at 6:30 pm, City Council Chambers, 280 Grove Street.**

Help Holland Street get the historical designation it deserves and the accompanying protection it needs! Show your support by attending the Historic Commission meeting on the 16th! The annual fall clean up for Holland Street is being planned and the date will be set at the next RNA meeting.

# MEETING MINUTES:

[*The following reports are summaries of the summer meeting RNA held in July and August.*]

## Tuesday, July , 2002

The July meeting was brief because most of the Executive Committee was attending a meeting of the Jersey City Planning Board in order to defeat an amendment to the Zoning Ordinance that would permit carports in new construction.

**Doris Brown**, the Sgt.-at-Arms ran the meeting with RNA Secretary **Maria Tuzzo. Police Lieut. Robert Kilduff** of the North District attended the meeting in order to update the group with the overall efforts of the police in our community.

The Lieut. stated that the police were pleased with their coverage of the July 4th celebration in Riverview-Fisk Park. He estimated that there was about 2000 people in the Park for the fireworks and the majority of them were well behaved.

The Lieut. also informed the group that the Narcotics Squad had made another arrest of a major drug dealer in our area. He indicated that drug activities appeared to be taking place later in the night because of the added patrols and pressure by the police.

He made the following announcements: the Department has acquired new Cushman scooters for patrolling the residential areas; the liquor store on New York Avenue and Griffith Street has been closed because of violations; and National Night Out which will be held on August 16th will be celebrated in Pershing Field this year between 6 to 10 PM.
No other business was discussed and the meeting was closed at 8:40 PM.

## Tuesday, August , 2002

The meeting started at 7:40 PM.

The first speaker was NID Officer **Ron Clemente**. He made notes about to complaints regarding the following properties: **329 Palisade Avenue**, **455 Palisade Avenue**, **181 Ogden Avenue** (wooden decking and garbage in front of property for several weeks), overgrown grass and weeds at the corner of Ogden and Griffith and **250 Ogden Avenue** (work started one year ago but not much progress made toward completion). Complaints were also made about three of our local cliff roads. The highway barriers at the bottom of **Holland Street** need to be repositioned to prevent unauthorized traffic on the cobblestoned road. There was an accumulation of dumped debris at the top of **Ravine Road** for over one month and **Mountain Road** was in need of continuous landscaping, street cleaning and debris removal.

The next speaker was **Police Officer Lorenzo Tosado** of the North District's Neighborhood Task Force. Officer Tosado stated that the recent crackdown of drug trafficking in Ward f had unfortunately increased the illegal activity in our area. He expected that the Narcotics Squad would respond by returning to our neighborhood soon. In response to a question from the group, Tosado indicated that the large groups or bands of teenagers frequenting Riverview-Fisk Park were not connected to any specific organized gang activity. He stayed till the end of the meeting to talk to any members that wanted to discuss their problems or questions in private.

There were updates on the numerous development projects in our community. **122-124 Ogden Avenue** had been issued a "stop-work" order because of ground contamination when an old oil tank was removed from the property. **114 Ogden Avenue** was also issued a "stop-work" order because the owner lacked proper permits even though extensive demolition had already been done to the back of the building.

The proposed renovation of the Koven boiler factory/book bindery located below the cliff on Paterson Plank Road was discussed The new project is called **Cliff-Side**. There was also a discussion about the **Gateway** project located at 101

Marshall Street in Hoboken. [See the two front page articles for more information about these projects.]

The group approved the payment of several bills from the summer. Ward D **Councilman Bill Gaughan**'s new edition of the Heights Pride Resource book was distributed to the membership. Finally, there was a brief discussion about the plans for RNA"s annual fall clean-up.

The meeting concluded at 8:53 PM.

*Maria Tuzzo, Secretary*

## Cliff-Side

Continued from Front page

account the widening of Paterson Plank Rd that is now underway. Three new lanes are being added, merge lanes are being instituted and traffic signals for the Light Rail crossing are already in the works. Any new traffic patterns created by this project must be coordinated in detail with the Paterson Plank Road reconstruction already in progress.

d) A traffic study for MBC has been completed and given to the community for review.

e) The calculations that PADG used to determine the PPOD's exposure of the top 25% of the Cliff face are incorrect and will be recalculated.

f) 85% of the proposed new building addition is in violation of the PPOD's 65 foot setback regulation.

The community clearly expressed their opposition to any variances being granted from the Palisade Preservation Overlay District. The Palisade Cliff is a historical and natural resource for all of Jersey City, a natural greenbelt that must be preserved for everyone.

The plans for the proposed Cliff-Side project will again be at the next RNA meeting and a more detailed discussion is planned.

## GATEWAY TOWERS

Continued from Front page

It is the position of the HCA that the developer's failure to provide proper notice of public hearings resulted in the Hoboken Zoning Board of Adjustment never having acquired jurisdiction to hear or approve the project. This deficiency is so severe, that the Zoning Board's approvals are void and can be challenged outside the normal 45-day limit.

We disagree with Judge D'Italia, particularly on the basis of harm to the common good. "If a developer can abuse the approval process and get away with it, zoning protection in Hoboken is dead and all citizens suffer," said **Dan Tumpson**, a member of HCA. According to Tumpson, in order to obtain sewer approvals the project had to be changed in ways that could harm the health and safety of Hoboken and Jersey City residents and this should have gone before the zoning board before any construction commenced."

The Gateway Towers at 101 Marshall Street in Hoboken, New Jersey is a massive, residential/commercial building complex, located in the flood-prone, southwestern corner of Hoboken near the Jersey City border. At the developer's request, the project underwent a five-step, multi-change, approval process from 1998 through the present. The **New Jersey Department of Environmental Protection** has not yet approved the complex's connection to the Hoboken sewer system.

HCA is a grass roots organization that was formed to protect public health, safety and the quality of life from harmful development and other threats, and to advance the civic betterment of Hudson County, in general, and the cities of Hoboken and Jersey City, in particular. Present members are property owners and renters in Hoboken and Jersey City.

# BULLETIN BOARD

**VISIT** *savethepalisades.org*

## POLICE BEAT: 201-547-5477

Report any problems, safety concerns or knowledge of a criminal or suspicious activity to the police radio room at the above number. Leave your name, telephone number, street address, the nature of the problem, an accurate description of the individual(s) and/or vehicle involved and date and time of the message. All call will be strictly confidential. To report drug dealing, contact the **Narcotics Unit** at **(201) 547-5391**. Call **911** for all health, safety or criminal emergencies.

## RECYCLE GARBAGE & DISPOSABLES - IT'S THE LAW!

The **Incinerator Authority** recycles the following materials:

**PAPER:** newspapers, magazines, junk mail, school paper, office paper, computer paper, telephone books, all cardboard boxes and corrugated boxes, cereal boxes, pasta boxes, laundry detergent boxes

**PLASTICS:** milk cartons, drink boxes, plastic milk containers, food containers, household cleaner containers, laundry detergent bottles, shampoo bottles

**GLASS:** soda bottles, beer bottles, food jars, liquor bottles

**CANS:** aluminum, tin, steel (no chemical or paint cans)

**WEDNESDAY** is our neighborhood pick-up day for recycling. For more information, call **(201) 432-4645**.

## Contribute to Your Community Newsletter

What do you think about this newsletter? Send articles, opinions, announcements, poems and recipes to: RNA, 469 Palisade Avenue or to: *RNA@gitch.net.* Next deadline is: **September 27th.**

## MEMBERSHIP DUES

Support RNA by paying your annual membership dues of **$7.00 per person** at the September 10th meeting or sending a check, payable to RNA, to 232 Ogden Avenue.

Membership entitles you to the monthly newsletter and voting privileges, if you live within the RNA boundaries. RNA's boundaries are **Ogden** and **Palisade Avenues** from **Cuneo Place** to **Congress Street**.

RIVERVIEW NEIGHBORHOOD ASSOCIATION
469 PALISADE AVENUE
JERSEY CITY, NEW JERSEY 07307

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SUPPORT YOUR NEIGHBORHOOD!
COME TO THE NEXT RNA MEETING ON
SEPTEMBER 10TH AT 7:15 PM
AT THE HARBOR VIEW HEALTH CARE FACILITY
GET INVOLVED & MAKE A DIFFERENCE!




# Christ Hospital, Palisade Avenue
# Jersey City Heights, N.J.
## (Postcard, circa 1910)
**[From the Ted Conrad Collection]**